



## WHITESTOWN TOWN COUNCIL

### Regular Meeting

### Minutes

**November 8, 2017**

#### 1. OPENING THE MEETING

- A. Call to Order – **Eric** called the meeting to order at 7:01pm
- B. Roll Call – All present
- C. Pledge of Allegiance

#### 2. PRESENTATIONS

- A. Boone EDC – **Megan Swain** gave an update about a bike share, connecting the Rail Trail, and that everything is generally going well right now. **Clinton** said the more updates we can get about the trail, the better we are able to work on it in the future.
- B. Verus Partners – GreenParke – **John Kirkwood** from Faegre Baker Daniels, here on behalf of LHRSCP GreenParke LCC. The purpose of the presentation is to discuss the development. The idea is build buildings in the 200-300 thousand feet range to compliment what is currently in Whitestown. These would be ideal for office space. The goal is to be under construction in the 2<sup>nd</sup> quarter of 2018. It could be a six to eight-year project with approximately two buildings completed per year. **Andrew Morris**, said Verus came to them in 2014 to talk about various properties. **Kevin** asked if there would be a need for main traffic lights at the bigger intersections. They do not know yet, but would do traffic studies. **Susan** appreciates they are looking at smaller buildings. **Susan** asked if they could try to save as many trees as possible around the creek. **Clinton** was happy about the direction they are taking with the smaller office space. He thinks this fits in very well with the comprehensive plan. **John** said they cannot abate or TIF the area right now, and they would like some non-binding promises in the form of an MOU.
- C. **Susan m/m to add the Police Copier to the agenda, table "E" and "K", Eric 2<sup>nd</sup>, 5-0 adopted.**

#### 3. CLERK TREASURER REPORT

- A. **Town Management Report I WMU Management Reports (Sewer/Water) \*\***  
**Clinton** asked if corrections will be made going forward once the month ends and the budget numbers are updated. **Clerk-Treasurer** said that is correct. **Clinton** asked if there was a problem with the Town Health Insurance line item since it was

highlighted red. **Clerk-Treasurer** explained the Reedy Financial Group report highlights the numbers if they are below the projected amount spent for that part of the year, but this line will have more than enough money for the rest of the payments for the year. **Susan** asked about the Police Civilian Wages line being at zero dollars, and the **Clerk-Treasurer** asked if there was money in the LIT Police Civilian Wages line. **Clinton** suggested the **Clerk-Treasurer** get with Reedy and work on making annotations to the report to help clarify the false positives. **Kevin** reiterated having annotations for the lines. **Susan** said she would like to see all the encumbrances for 2018 in the next Council meeting.

4. DEPARTMENT REPORTS – **DPW (Street, WMU, Water Monitoring), Planning and Community Development, Parks, Police (Operations, Stats Report, Drugs Report), Fire**  
\*\* - **Chief** said they are looking for a copier that will do about 1500 copies per month range. The Police Commission unanimously agreed to bring this to Council to adopt it. **Susan m/m to approve the lease, Clinton 2<sup>nd</sup>, 5-0 approved.** **Susan** said **Jason** and his Street team have done a great job.

5. **PUBLIC REQUEST TO SPEAK** (Topics Not Related to an Agenda Item) - none

#### 6. APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Minutes – **10/11/2017 Meeting Minutes \*\***
- B. Claims **October 2017 Expenses Town I October 2017 Revenues Town I October 2017 Utility Claims (Water Operating, Wastewater Operating) \*\***
- C. Consider Approval of a Revised Work in Right-of-Way Permit – **Susan m/m to approve the above agenda, Clinton 2<sup>nd</sup>, 5-0 approved.**

#### 7. UNFINISHED BUSINESS

- A. Consider an Ordinance Establishing Commercial and Residential Application and Review Fees (**Ordinance 2017-37 Amended Version 1-1-2017, Second Read**) - **Clinton did the second read. Susan m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.** **Eric** thanked **Dave Taylor** for his work on this. **Clinton** noted this is the third item he's brought forward to the Council to move the department forward.

#### 8. NEW BUSINESS

- A. **Public Hearing: Ordinance 2017-39** An Ordinance Approving an Additional Appropriation – none. **Clinton m/m to close the public hearing, Susan 2<sup>nd</sup>, 5-0 closed.**
- B. Consider an Ordinance Approving an Additional Appropriation (**Ordinance 2017- 39, First Read**) – **Clinton did first read.** **Eric** noted staff recommendation. **Clinton m/m to suspend rules for 2<sup>nd</sup> read, Susan 2<sup>nd</sup>, 5-0 approved.** **Clinton did 2<sup>nd</sup> read and m/m to adopt, Susan 2<sup>nd</sup>, 5-0 adopted.**

- C. Consider an Ordinance Approving a Transfer of Appropriation (**Ordinance 2017- 40, First Read**) - **Clinton did first read. Susan m/m to suspend the rules for 2<sup>nd</sup> reading, Clinton 2<sup>nd</sup>, 5-0 approved. Susan did 2<sup>nd</sup> read and m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.**
- D. Consider an Ordinance Amending Ordinance 2016-46 (2017 Salary Ordinance) (**Ordinance 2017-41, First Read**) – **Susan did first read. Susan m/m to suspend the rules to have 2<sup>nd</sup> read, Clinton 2<sup>nd</sup>, 5-0 approved. Susan did 2<sup>nd</sup> read and m/m to adopt, Clinton 2<sup>nd</sup>, 5-0 adopted.**
- E. Consider an Ordinance Establishing Wages and Salaries for 2018 (2018 Salary Ordinance) (**Ordinance 2017-42, First Read**) - tabled
- F. Consider a Contract for Engineering Services (Water Masterplan Update- NTE \$70,000) – **Susan** said it is time to re-do it. **Susan m/m to authorize the execution of the contract for engineering services for the Water and Wastewater Master Plan update NTE \$70,000, Clinton 2<sup>nd</sup> but added this is a great step to stay ahead of the curve, Kevin wanted to modify the motion to have Dax sign the contract (Susan and Clinton agreed), 5-0 adopted.**
- G. Consider a Contract for Engineering Services (Ronald Reagan- NTE \$50,000) – **Dax** said we've had great success this year. **Dax** thinks it is worth exploring. **Clinton m/m to approve the signing of the contract to be executed by Dax, for these services with MS Consulting NTE \$50,000; Susan 2<sup>nd</sup>, 5-0 adopted.**
- H. Consider Approval of Low Bid (Whitestown Parkway Shoppes at Anson Driveway Modification Project) (Maple Grove Bond/MVH - NTE \$150,000) - **Dax** said a ride in ride out is needed. The cost is much more than anticipated. It should be around \$123,000 without the median, but we might have to pipe the ditch, which would increase costs. The ROI is quite big, partially due to the TIF. **Jeff** said it would probably be a problem NOT to do it. **Dax** agreed. **Clinton m/m to authorize Jason Lawson to execute on behalf of the Town the contract and approve the low bid for Calumet Civil Contractors NTE \$150k, Eric 2<sup>nd</sup>, 5-0 adopted.**
- I. Consider an MOU/EDA with Whitestown Parkway LLC (Utility Infrastructure Relocation) – **Dax** said the utilities have to be moved. **Susan m/m to allow Dax to execute the agreement with Reality Link and Whitestown Parkway LLC for the realignment, Clinton 2<sup>nd</sup>, 5-0 adopted. Kevin** asked **Dax** if it has to go to the RDC after for their approval as well, **Dax** said that is correct.
- J. Consider an MOU/EDA (GreenParke LLC) – **Dax** said Strategic Development is willing to take a risk on development in Whitestown. **Clinton** said this was tabled at the RDC meeting recently to review it. **Kevin** said he would prefer their recommendation first

before moving forward. **Susan** is very comfortable with moving forward on this project. **Clinton** said the RDC was very positive about the project. **Eric** said he was comfortable with it as well. **Susan m/m for Eric to execute the MOU as presented for GreenParke LLC, Clinton 2<sup>nd</sup>, 5-0 adopted.**

- K. Consider Appointments to Boards and Commissions – RDC (1 Town Council President Appointment) - tabled
- L. Discuss the Establishment of an Ad-hoc Committee (Redistricting) – **Susan** is glad to see this brought forward. She would like to see more of their districts mingled as opposed to only representing certain neighborhoods (for the most part). **Susan** would like to make the recommendation to have **Eric** and **Clinton** on the Committee, **Eric** asked if that was a motion, **Susan** said it was. **Eric 2nded the motion.** **Kevin** thinks there should be more than just people who live in Walker Farms to be on the Committee and he thinks this is a good time to make it a seven-member council as we are growing rapidly, and are not expecting to stop anytime soon. He would recommend it be **Jeff** and **Eric**. **Clinton** said he and **Susan** had been discussing this with each other and they need to make it a priority because the districts are not represented fairly. **Clinton** said the seven-member council would be a huge structural change to town government. **Clinton** disagrees that now is the time to move to seven, but a good time to discuss it. **Clinton** thinks it needs to be resolved very early in the next calendar year. **Kevin** said we could go well into next year to finish it. **Kevin** said he has heard there are preliminary maps, and would like to see them. **Eric** said there are no maps because there is no committee to make the maps. Discussion ensued. **Roll call vote requested by Kevin. Kevin-No, Eric-Yes, Susan-Yes, Clinton-Yes, Jeff-No, approved 3-2.**
- M. Discuss Main Street Park – **Nathan** said costs have recently increased due to the hurricanes this year and the supply costs increases from those resources being used in the areas effected. **Dax** said our AV went up, therefore our LIT revenues will increase. We are in a good financial position to move on this. **Dax** would like the Council's blessing to move forward on this. **Clinton** is concerned about the hill on the back side of the hill being too close to the pond. **Nathan** said there would be plants on the other side of the hill to help prevent that. **Nathan** said they would look into a split rail fence to put up to also help prevent it. **Eric m/m of the design layout and the Town Manager look for financing options, Clinton 2<sup>nd</sup>, 5-0 adopted.**

public the Amazon traffic is about to ramp up. Last year there was very little impact due to Amazon having a better team and better planning. **Clinton** asked when the build-up is happening. **Dax** said it would be right at Thanksgiving. The resurfacing on Main Street and Whitestown Parkway are completed. There are a few holiday events coming up. **Clinton** asked if the Ice Skating Rink will be in front of the complex, **Dax** said it would be. **Dax** said there is money in the Town Hall Bond that needs to be spent. They are still looking for land for the new fire station. **Dax** said **Brittany** has stepped into a very big planning role.

**11. ADJOURN – Clinton m/m to adjourn; Susan 2<sup>nd</sup>, 5-0 adjourned at 8:30pm**

The minutes from a Regular Town Council meeting on November 8<sup>th</sup>, 2017 are approved on the 13<sup>th</sup> day of December 2017 by the following Town Council Members:

\_\_\_\_\_  
Eric Miller, President

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Susan Austin

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Clinton Bohm

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Jeff Wishek

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Kevin Russell

Attest:

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Matthew Sumner, Clerk-Treasurer